

MINUTES FOR THE FRANKLIN COUNTY PLANNING BOARD

JANUARY 8, 2008

The Franklin County Planning Board held its regular monthly meeting on Tuesday, January 8, 2008 in the Franklin County Administration Building, 113 Market Street, Louisburg, North Carolina.

Present: Henry Nelms, Ronnie Pearce, Mark McArn, Ricky May, Melvin Cheaves, Fannie Brown, William Wallace, William Holden, Mary Solomon, Willie Bartholomew, Robert VanGraafeiland and Richard Hoyle.

Absent: Philip Bues and Phillip Jeffreys.

Staff: Tammy Davis, Scott Hammerbacher, Max Rogers and Patrick Young.

Chairman Henry Nelms called the meeting to order at 7:15 P.M., and welcomed those in attendance.

William Holden made a motion, seconded by Mark McArn to approve the agenda as presented. The motion passed unanimously.

Fannie Brown made a motion, seconded by Mary Solomon to approve the minutes from the November 13, 2007 and December 11, 2007 meetings. The motion passed unanimously.

Agenda Items:

#1. Subdivision Request: Woodford South, Revised Preliminary Plat, Dunn Township, Hagwood Road (State Road 1750), R-40 District, 39 Lots.

Scott Hammerbacher stated the Planning Board approved the original preliminary plat on November 13, 2007. He stated the revised plat is for the subdivision of approximately 46.99 acres into 39 residential lots. He stated the revision includes the removal of approximately 10 acres in the front of the subdivision which was purchased by an adjoining property owner, and the addition of approximately 10 acres on the rear of the property. He stated the average lot size within the development would be 1.05 acres. He stated the subdivision would be served by a community water system and individual septic systems. He stated the plat indicates that several lots contain large amounts of unsuitable soils for septic systems and lots would be recombined or eliminated if adequate suitable soils are not provided for during construction. He stated the development would be subject to the Adequate Public Schools Ordinance and a Certificate of Adequate Public Schools would be required prior to securing building permits.

Mr. Hammerbacher stated planning staff recommends approval of the proposed development with the following conditions:

- All road designs and entrances must meet NCDOT standards.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- A Certificate of Adequate Public Schools shall be secured prior to the issuance of building permits.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan
 - Recorded Covenants
 - Payment in lieu of land dedication
 - Street lighting plan

Ronnie Pearce made a motion, seconded by Willie Bartholomew to approve the revised subdivision request. The motion passed unanimously.

- #2. Map Amendment: Joseph E. Wright, Franklinton Township, Green Hill Road (State Road 1203), R-1 Residential to Agricultural Residential (AR), 1 Acre.

Scott Hammerbacher stated the proposed parcel is located near the center of a 66.69 acres tract that is currently zoned R-1. He stated the proposed parcel is not contiguous with other AR properties but is within 1500 feet AR zoned properties. He stated there have been three properties rezoned on this road within the past six months. He stated the applicant wishes to set-up a mobile home for his son to reside in.

Pat Young stated R-1 doesn't allow manufactured housing and AR does. He stated the proposal is in conformance with the Land Use Plan. William Wallace stated he feels the proposal is spot zoning and is a bad example. He stated the whole area needs to be rezoned to AR or don't rezone any of it. Mr. Young stated since it is a small rezoning and it is contiguous, there isn't a legal issue of spot zoning. He stated it may not be the best practice but it is comparable with the area. Mr. Wallace questioned if the applicant is putting in a mobile home with a permanent foundation. Mrs. Wright stated the mobile home would have vinyl skirting placed around it.

Mark McArn made a motion, seconded by Fannie Brown to recommend approval of the map amendment. The motion passed by majority vote with William Wallace voting against the motion.

- #3. Other Business Reports/Discussion
A.) Departmental Report
B.) Other Business/Reports/Open Forum

With there being no further business before the Planning Board, Chairman Nelms adjourned the meeting at 7:30 P.M.

Henry Nelms, Chairman
Franklin County Planning Board

Tammy Davis, Clerk
Franklin County Planning Board